

ROANOKE COUNTY ZONING ORDINANCE SUMMARY LISTING OF PERMITTED USES																		
USE TYPES	AG-3	AG-1	AR	AV	R-1	R-2	R-3	R-4	PRD	R-MH	RCO	NC	PCD	C-1	C-2	C-2 CVOD	I-1	I-2

#### AGRICULTURE & FORESTAL USES

Agriculture	P	P	P	P	~	~	~	~	~	~	~	~	~	~	~	~	P	P
Commercial Feedlots	S	S	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Farm Employee Housing	P	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Forestry Operations	P	P	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Stable, Private	P	P	P	P	S	~	~	~	~	~	~	~	~	~	~	~	~	~
Stable, Commercial	P	P	P	S	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Wayside Stand	P	P	P	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~

#### RESIDENTIAL

Accessory Apartment	P	P	P	P	S	P	P	P	~	~	~	~	~	P	P	~	~	~
Alternative Discharging Sewage System	S	~	S	S	S	~	~	~	~	~	~	~	~	~	~	P	~	~
Home Beauty/Barber Salon	P	~	S	P	S	S	S	S	~	~	~	~	~	P	P	P	~	~
Home Occupation, Type I	P	P	P	P	P	P	P	P	P	~	~	~	~	P	P	~	~	~
Home Occupation, Type II	P	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Multiple Dog Permit	P	P	P	P	S	P	P	~	~	~	~	~	~	~	~	~	~	~
Manufactured Home	P	P	P	P	P	P	~	P	~	~	~	~	~	~	~	~	~	~
Manufactured Home, Access.	P	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Manufactured Home, Emergency	P	P	P	P	P	P	P	P	~	~	~	~	~	~	~	~	~	~
Manufactured Home Subdivision	~	~	~	~	~	~	~	~	~	P	~	~	~	~	~	~	~	~
Manufactured Home Park	~	~	~	~	~	~	~	~	~	S	~	~	~	~	~	~	~	~
Multi-family Dwelling	~	~	~	S	~	~	P	P	P	~	~	~	~	P	P	S	~	~
Residential Human Care Facility	P	P	P	P	P	P	P	P	P	~	~	~	~	~	~	~	~	~
Single Family Dwelling, Attached	~	~	~	P	P	P	P	P	P	~	~	~	~	~	~	~	~	~
Single Family Dwelling Detached	P	P	P	P	P	P	P	P	P	~	~	~	~	~	~	~	~	~
Single Family Dwelling, Cluster Subdiv.	~	~	~	~	P	P	P	P	~	~	~	~	~	~	~	~	~	~
Townhouse	~	~	~	S	~	S	P	P	P	~	~	~	~	~	~	~	~	~
Two Family Dwelling	~	~	~	P	~	P	P	P	P	~	~	~	~	P	P	S	~	~

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<b>CIVIC</b>																		
Administrative Services	~	~	~	P	~	~	~	~	~	~	~	~	~	P	P	P	~	~

Adult Care Residences	~	~	~	~	~	S	S	~	~	~	~	~	~	~	~	P	~	~	~
Camps	S	P	S	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Cemetery	S	S	S	S	S	S	S	S	~	~	~	~	~	~	~	~	~	~	~
Clubs	~	~	~	P	~	~	~	~	~	~	~	~	~	~	P	P	P	~	~
Community Recreation	~	P	P	P	P	P	P	P	P	~	P	P	~	~	~	~	~	~	~
Correctional Facility	S	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Crisis Center	~	~	S	S	S	S	S	S	P	~	~	~	~	~	~	~	~	~	~
Cultural Services	~	~	~	P	~	~	S	S	~	~	P	P	~	P	P	P	P	~	~
Day Care Center	S	S	S	P	S	S	S	S	P	~	P	P	~	P	P	P	P	P	P
Educational Facility, College/University	~	~	~	~	~	~	~	~	~	~	~	~	~	P	P	P	~	~	~
Educational Facility, Primary/Secondary	~	~	S	P	S	S	S	S	P	~	P	P	~	P	P	P	P	~	~
Family Day Care Home	P	P	P	P	S	S	P	P	P	~	P	P	~	~	P	P	~	~	~
Guidance Services	~	~	~	~	~	~	~	~	~	~	~	~	~	P	P	P	~	~	~
Halfway House	~	~	~	S	~	~	~	~	~	~	~	~	~	~	~	S	S	~	~
Home for Adults	~	~	~	S	~	~	~	~	~	~	~	~	~	~	~	S	S	~	~
Life Care Facility	~	~	~	S	~	~	~	~	~	~	~	~	~	~	~	S	S	~	~
Nursing Home	~	~	~	S	~	~	~	~	~	~	~	~	~	~	~	S	S	~	~
Park and Ride Facility	P	P	P	P	P	P	P	P	P	~	~	~	~	P	P	~	P	P	P
Post Office	~	~	~	P	~	~	~	~	~	~	P	P	~	P	P	P	P	P	P
Public Assembly	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P	~	~	~
Public Maintenance and Service Facility	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P	P
Public Parks and Recreational Areas	P	P	P	P	P	P	P	P	P	~	P	P	~	P	P	P	~	~	~
Religious Assembly	S	S	S	P	S	P	P	P	P	~	P	P	~	S	S	S	~	~	~
Safety Services	~	~	S	P	~	~	S	S	P	~	P	P	~	P	P	P	P	P	P
Utility Services, Minor	P	P	P	P	P	P	P	P	P	~	P	P	~	P	P	P	P	P	P
Utility Services, Major	S	S	S	S	S	S	S	S	P	~	~	S	~	S	S	S	S	P	P

#### OFFICE USES

Financial Institutions	~	~	~	P	~	~	~	~	~	~	~	~	~	~	P	P	P	P	~
General Office	~	~	~	P	~	~	~	~	P	~	P	P	~	P	P	P	P	P	P
Medical Office	~	~	~	P	~	~	~	~	P	~	P	P	~	P	P	P	P	~	P
Laboratories	~	~	~	~	~	~	~	~	~	~	~	~	~	~	S	P	P	P	~

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**ROANOKE COUNTY ZONING ORDINANCE  
SUMMARY LISTING OF PERMITTED USES**

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<b>COMMERCIAL USES</b>																		
Agricultural Services	P	S	~	S	~	~	~	~	~	~	~	~	~	~	P	S	~	~
Antique Shops	~	~	S	P	~	~	~	~	~	~	~	~	~	~	P	P	~	~
Automobile Dealership, New	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P	P	~	~
Automobile Dealership, Used	~	~	~	~	~	~	~	~	~	~	~	~	~	~	S	~	~	~
Automobile Repair Services, Major	~	~	~	~	~	~	~	~	~	~	~	~	~	~	S	~	P	P
Automobile Repair Services, Minor	~	~	~	S	~	~	~	~	~	~	~	~	~	~	P	S	~	~
Automobile Rental/Leasing	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P	~	~	~
Automobile Parts/Supply, Retail	~	~	~	S	~	~	~	~	~	~	~	~	~	~	P	P	~	~
Bed and Breakfast	P	P	S	P	S	~	~	~	~	~	~	~	~	~	P	P	~	~
Boarding House	~	~	~	S	~	S	P	P	~	~	~	~	~	~	P	~	~	~
Business Support Services	~	~	~	~	~	~	~	~	~	~	~	~	~	P	P	P	P	P
Business or Trade Schools	~	~	~	~	~	~	~	~	~	~	~	~	~	P	P	P	P	P
Campgrounds	S	S	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Car Wash	~	~	~	~	~	~	~	~	~	~	~	~	~	~	S	S	~	~
Clinic	~	~	~	S	~	~	~	~	~	~	~	~	~	~	P	P	~	~
Commercial Indoor Amusement	~	~	~	~	~	~	~	~	~	~	~	~	~	~	S	S	~	~
Commercial Indoor Entertainment	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P	P	~	~
Commercial Indoor Sports and Rec.	~	~	~	~	~	~	~	~	~	~	~	~	~	S	P	S	S	S
Commercial Outdoor Entertainment	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P	~	~	~
Commercial Outdoor Sports and Rec.	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P	~	~	~
Communication Services	~	~	~	~	~	~	~	~	~	~	~	~	~	P	P	S	~	~
Construction Sales and Services	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P	S	~	~
Consumer Repair Services	~	~	~	P	~	~	~	~	~	~	~	~	~	~	P	P	~	~
Convenience Store	~	~	~	S	~	~	~	~	P	~	~	P	~	~	S	S	~	~
Dance Hall	~	~	~	~	~	~	~	~	~	~	~	~	~	~	S	S	~	~
Equipment Sales and Rental	~	~	~	~	~	~	~	~	~	~	~	~	~	~	S	S	P	P
Funeral Services	~	~	~	S	~	~	~	~	~	~	~	~	~	~	P	P	~	~
Garden Center	~	~	~	S	~	~	~	~	~	~	~	~	~	~	P	S	~	~
Gasoline Station	~	~	~	S	~	~	~	~	P	~	~	S	~	~	P	S	~	~
Golf Course	~	~	S	~	~	S	~	~	~	~	~	~	~	~	~	~	~	~
Hospital	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P	P	~	~
Hotel/Motel/Motor Lodge	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P	P	~	~
Kennel, Commercial	P	S	S	S	~	~	~	~	~	~	~	~	~	~	P	~	~	~
Laundry	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Manufactured Home Sales	~	~	~	~	~	~	~	~	~	~	~	~	~	~	S	S	~	~
Mini-Warehouse	~	~	~	~	~	~	~	~	~	~	~	~	~	~	S	~	S	S
Pawn Shop	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P	~	~	~
Personal Improvement Services	~	~	~	P	~	~	~	~	~	~	~	~	~	~	P	P	~	~
Personal Services	~	~	~	P	~	~	~	~	P	~	~	P	~	~	P	P	~	~
Recreational Vehicle Sales and Service	~	~	~	~	~	~	~	~	~	~	~	~	~	~	S	~	~	~
Restaurant, General	~	~	~	S	~	~	~	~	~	~	~	~	~	~	P	P	~	~
Restaurant, Family	~	~	~	P	~	~	~	~	P	~	~	P	~	~	P	P	~	~
Restaurant, Drive - In and Fast Food	~	~	~	~	~	~	~	~	~	~	~	~	~	~	S	S	~	~
Retail Sales	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P	S	~	~
Studio, Fine Arts	~	~	~	P	~	~	~	~	~	~	~	S	~	P	P	P	~	~
Surplus Sales	~	~	~	~	~	~	~	~	~	~	~	~	~	~	S	S	S	S
Truck Stop	~	~	~	~	~	~	~	~	~	~	~	~	~	~	S	S	S	S
Veterinary Hospital/Clinic	P	P	P	P	~	~	~	~	~	~	~	~	~	P	P	S	~	~

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<b>INDUSTRIAL USES</b>																		
Asphalt Plant	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	S
Composting	S	S															S	S
Construction Yards	~	~	~	S	~	~	~	~	~	~	~	~	~	~	~	~	~	P
Custom Manufacturing	P	S	S	S	~								P	~	S	~	P	P
Industry, Type I	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P	P
Industry, Type II	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P
Industry, Type III	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	S
Landfill, Construction Debris	S	S	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	
Landfill, Rubble	S	~	~	~	~	~	S	S	~	~	~	~	~	S	S	S	P	P
Landfill, Sanitary	S	S	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	
Meatpacking and Related Industries	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P
Railroad Facilities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P
Recycling Centers and Stations	~	~	~	S	~	~	~	~	~	~	~	~	P	~	P	~	P	P
Resource Extraction	S	S	S	~	~	~	~	~	~	~	~	~	~	~	~	S	S	S
Scrap and Salvage Services	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P
Transfer Station	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	S	P
Transportation Terminal	~	~	~	~	~	~	~	~	~	~	~	~	~	~	S	~	P	P
Truck Terminal	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P	P
Warehousing and Distribution	~	~	~	~	~	~	~	~	~	~	~	~	P	~	~	~	P	P
<b>MISCELLANEOUS USES</b>																		
Amateur Radio Tower	P	P	P	P	P	P	P	P	P	~	~	P	~	P	P	P	P	P
Aviation Facilities, Private	S	S	~	~	~	~	~	~	~	~	~	~	~	~	~	~	S	S
Aviation Facilities, General	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Broadcasting Tower	S	S	S	~	~	~	~	~	~	~	~	~	P	S	S	~	S	S
Outdoor Gatherings	S	S	S	S	S	S	S	S	~	S	~	S	~	S	S	S	S	S
Parking Facility	~	~	~	~	~	~	~	~	~	~	~	~	P	P	P	P	P	P
Shooting Range, Outdoor	S	S	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~

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**ROANOKE COUNTY ZONING ORDINANCE  
AREA, SETBACK AND COVERAGE REGULATIONS**

REGULATIONS	AG-3	AG-1	AR	AV	R-1	R-2	R-3	R-4	PRD	R-MH	RCO	NC	PCD	C-1	C-2	C-2 CVOD	I-1	I-2
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Minimum Lot Size (Acres or Sq. Ft.)

With Private Sewer and Water	3	1.5	1	25,000	32,670	32,670	32,670	32,670	1 ac.	*	*	20,000	5 ac.	43,560	43,560	43,560	43,560	43,560
With Public Sewer OR Water	N/A	N/A	30,000	20,000	20,000	20,000	20,000	20,000	N/A	*	*	20,000	N/A	15,000	15,000	15,000	15,000	20,000
With Public Sewer and Water	N/A	N/A	25,000	15,000	7,200	7,200	7,200	7,200	N/A	*	*	20,000	N/A	15,000	15,000	15,000	15,000	20,000

Minimum Lot Frontage (Ft.)

With Private Sewer and Water	200	150	110	85	90	90	90	90	*	*	*	100	*	100	100	100	100	100
With Public Sewer OR Water	200	150	110	75	75	75	75	75	*	*	*	N/A	*	75	75	75	75	100
With Public Sewer and Water	200	150	90	75	60	60	60	60	*	*	*	*	*	75	75	75	75	100

Maximum Width to Depth Ratio (W:D)	1:5	1:5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
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Minimum Setback Requirements

Front Yard (Ft.)	50	30	30	35	30	30	30	30	*	*	*	30	*	30*	30*	30	30*	30*
Side Yard (Ft.)	25	20	15	10	10	10	10	10	*	*	*	15	*	10*	0	0	10	10
Rear Yard (Ft.)	35	25	25	25	25	25	25	10	*	*	*	25	*	15	15	15	15	15

Accessory Buildings (Ft.)

-Behind Front Building Line	25	20	15	10	10	10	10	10	*	*	*	N/A	*	10	*	3	3	3
-Behind Rear Building Line	10	10	10	3	3	3	3	3	*	*	*			3	3			

Maximum Coverage (%)

Building Coverage	5	15	15	30	30	30	35	35	*	*	*	35	*	50	50	50	50	75
Lot Coverage	20	30	30	75	50	50	60	75	*	*	*	65	*	80	90	90	90	90
Accessory Building Coverage	N/A	N/A	N/A	N/A	7	7	7	7	*	*	*	7	*	N/A	N/A	N/A	N/A	N/A

Maximum Building Height (Ft.)

-Principal Building	45	45	45	45	45	45	45	*	*	*	*	30		*	*	*	45 *	75 *
-Accessory Building	45	45	45	45	15 *	15 *	15 *	15 *	*	*	*	15		15	*	*	45 *	75 *

\* - SEE TEXT

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**REGULATIONS**

Minimum Lot Size (Acres or Sq. Ft.)

With Private Sewer and Water  
With Public Sewer OR Water  
With Public Sewer and Water

Minimum Lot Frontage (Ft.)

With Private Sewer and Water  
With Public Sewer OR Water  
With Public Sewer and Water

Maximum Width to Depth Ratio (W:D)

Minimum Setback Requirements

Front Yard (Ft.)  
Side Yard (Ft.)  
Rear Yard (Ft.)  
Accessory Buildings (Ft.)  
~Behind Front Building Line  
~Behind Rear Building Line

Maximum Coverage (%)

Building Coverage  
Lot Coverage  
Accessory Building Coverage

Maximum Building Height (Ft.)  
~Principal Building  
~Accessory Building

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